

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

110/1-19 BOUVERIE STREET CARLTON VIC 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$599,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Unit

Suburb

Carlton

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1611/160 VICTORIA STREET CARLTON VIC 3053	\$615,000	17-Dec-24
1915/160 VICTORIA STREET CARLTON VIC 3053	\$600,000	23-Jan-25
2112/160 VICTORIA STREET CARLTON VIC 3053	\$615,000	17-Mar-25

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 14 April 2025

**1611/160 VICTORIA STREET  
CARLTON VIC 3053**

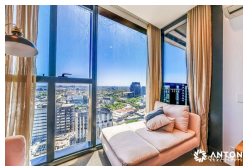
2 2 -

Sold Price

**\$615,000**Sold Date **17-Dec-24**Distance **0.07km****1915/160 VICTORIA STREET  
CARLTON VIC 3053**

2 2 -

Sold Price

<sup>RS</sup> **\$600,000**Sold Date **23-Jan-25**Distance **0.07km****2112/160 VICTORIA STREET  
CARLTON VIC 3053**

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Sold Price

<sup>RS</sup> **\$615,000**Sold Date **17-Mar-25**Distance **0.07km****RS** = Recent sale**UN** = Undisclosed Sale

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